



DEVELOPMENT SERVICES  
808 S BUCHANAN ST  
AMARILLO TX 79101  
(806) 378-5263

5/21/2019

Daryl R. Furman, R.P.L.S.  
Furman Land Surveyors, Inc.  
3501 S. Georgia Street, Suite D  
Amarillo, Texas 79109

**RE: Letter of Action: Approval – Heritage Hills Unit No. 11 – ZB1901257 Final Plat**

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 5/13/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019007958 on 5/13/2019. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is [Brady.Kendrick@amarillo.gov](mailto:Brady.Kendrick@amarillo.gov) or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady Kendrick'.

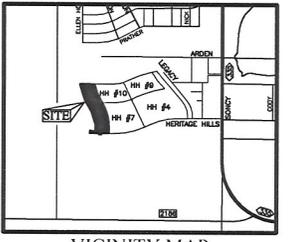
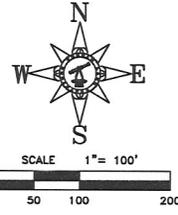
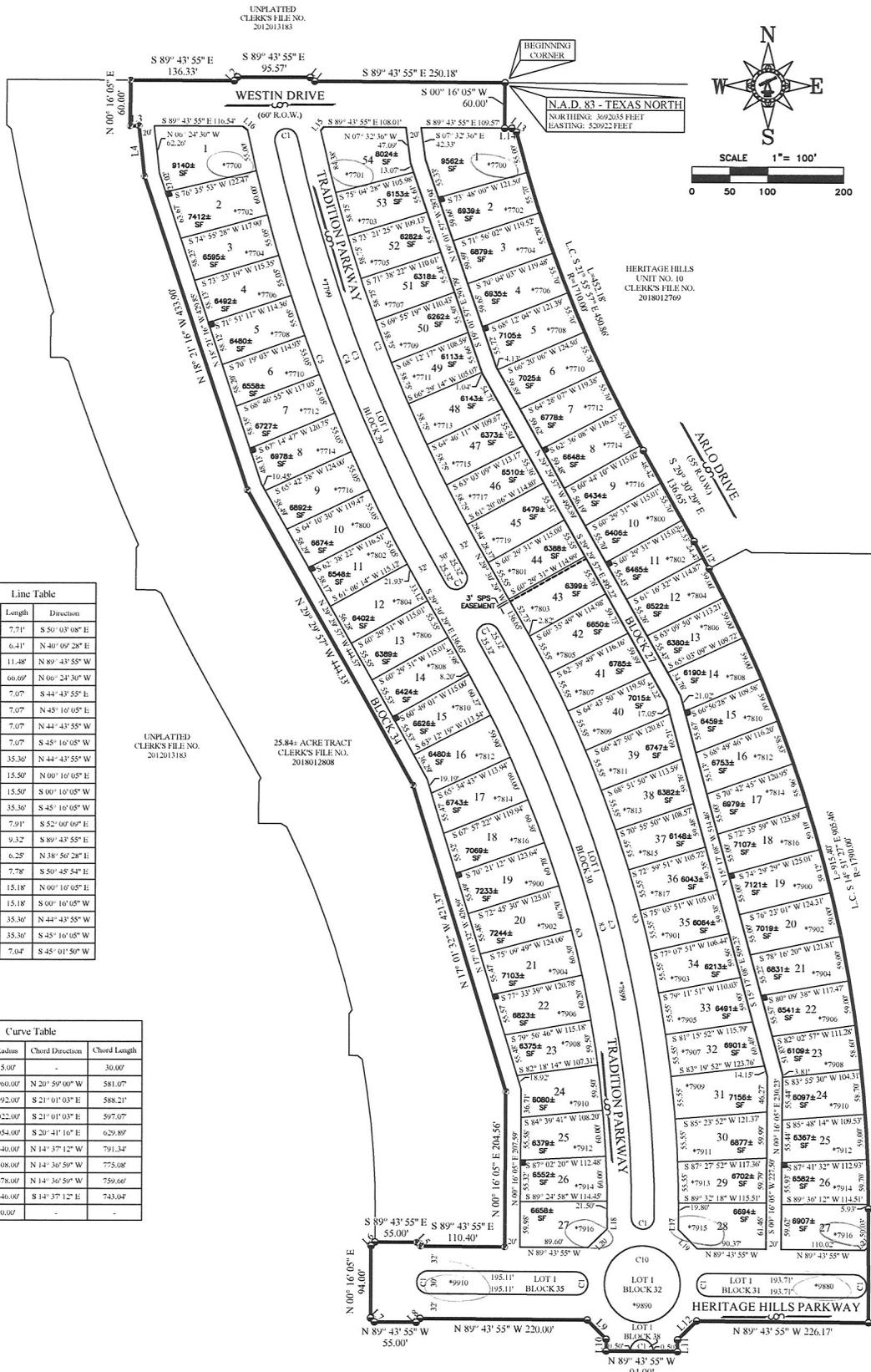
Brady Kendrick  
Planner I

BLK 9 B5+F

SEC 65

H-17

2010 CENSUS TRACT # 216.08 A.P. # H-17



- LEGEND:**
- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
  - 1/2" IRON ROD W/CAP END
  - ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
  - 6x6x6 XCEL, SUDENLINK, AND AT&T EASEMENT

**Line Table**

Line #	Length	Direction
L1	7.71'	S 50° 03' 08" E
L2	6.41'	N 40° 09' 28" E
L3	11.48'	N 89° 43' 55" W
L4	66.69'	N 00° 24' 30" W
L5	7.07'	S 44° 43' 55" E
L6	7.07'	N 45° 16' 05" E
L7	7.07'	N 44° 43' 55" W
L8	7.07'	S 45° 16' 05" W
L9	35.36'	N 44° 43' 55" W
L10	15.30'	N 00° 16' 05" E
L11	15.30'	S 00° 16' 05" W
L12	35.36'	S 45° 16' 05" W
L13	7.91'	S 52° 00' 09" E
L14	9.32'	S 89° 43' 55" E
L15	6.25'	N 38° 50' 28" E
L16	7.78'	S 50° 45' 54" E
L17	15.18'	N 00° 16' 05" E
L18	15.18'	S 00° 16' 05" W
L19	35.36'	N 44° 43' 55" W
L20	35.36'	S 45° 16' 05" W
L21	7.04'	S 45° 01' 50" W

**Curve Table**

Curve #	Length	Radius	Chord Direction	Chord Length
C1	47.12'	15.00'	-	50.00'
C2	583.22'	1960.00'	N 20° 39' 00" W	581.07'
C3	590.37'	1992.00'	S 21° 01' 03" E	588.21'
C4	599.29'	2022.00'	S 21° 01' 03" E	597.07'
C5	632.38'	2054.00'	S 20° 41' 10" E	629.89'
C6	800.32'	1540.00'	N 14° 37' 12" W	791.34'
C7	783.87'	1508.00'	N 14° 36' 59" W	775.08'
C8	768.28'	1478.00'	N 14° 36' 59" W	759.66'
C9	751.47'	1446.00'	S 14° 37' 12" E	743.64'
C10	-	50.00'	-	-



**CERTIFICATE**  
 I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 7TH DAY OF MAY, 2019.

*Daryl R. Furman*  
 DARYL R. FURMAN RPLS 5374  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**HERITAGE HILLS UNIT NO. 11**  
 AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND SITUATED IN SECTION 65, BLOCK 9 B.S. & F. SURVEY RANDALL COUNTY, TEXAS 19.51± ACRES

**FURMAN LAND SURVEYORS, INC.**  
 SURVEYING · MAPPING · CONSULTING  
 TEXAS · OKLAHOMA · NEW MEXICO · KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS  
 CASHY A. MANN, RPLS · LONDON M. STORES, RPLS  
 HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS

TEXAS FIRM #10092400 & 10092401  
 P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 474-2346 · FAX (806) 474-4328  
 P.O. BOX 364 · DUMAS, TEXAS 76029 · (806) 924-1405 · FAX (806) 924-1482

PROJECT NO. 182230SP FILE NO. H-17  
 DRAWING NO. P/SUB 16/RANDALL/H-17/182230S

APP

P-18-37

Ha

NOTES

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NOS. 48381C0065E & 48381C0205E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 241,895+ SQ. FT. IN THE STREETS AND ALLEYS.
- 4) SIDE LOT LINES ARE PERPENDICULAR OR RADIAL TO FRONT OF LOT.
- 5) THE LOTS LISTED BELOW ARE HEREBY DESIGNATED AS COMMON AREAS, AND THE OPERATION AND/OR MAINTENANCE THEREOF, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, A PROPERTY OWNER'S ASSOCIATION, OR PUBLIC IMPROVEMENT DISTRICT. COMMON AREAS SHALL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR DRAINAGE AND PERFORMANCE OF PUBLIC DUTY:

- LOT 1, BLOCK 29 (19,311+ SQ. FT.)
- LOT 1, BLOCK 30 (24,749+ SQ. FT.)
- LOT 1, BLOCK 31 (6,518+ SQ. FT.)
- LOT 1, BLOCK 32 (7,854+ SQ. FT.)
- LOT 1, BLOCK 33 (6,560+ SQ. FT.)
- LOT 1, BLOCK 38 (368+ SQ. FT.)

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF RANDALL

THAT THE UNDERSIGNED, PERRY WILLIAMS FOR PEGA DEVELOPMENT, LLC, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HERITAGE HILLS UNIT NO. 11, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

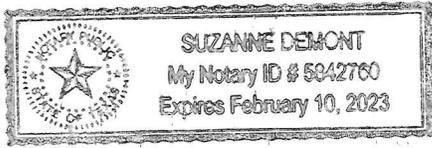
EXECUTED THIS 8 DAY OF May, 2019. Perry Williams, PEGA DEVELOPMENT, LLC, P.O. BOX 30206, AMARILLO, TEXAS 79120

ATTEST

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PERRY WILLIAMS.

THIS 8th DAY OF May, 2019. Suzanne Demont, NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

ON THIS 13 DAY OF May, 2019. Al Puck, CHAIRMAN

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 7TH DAY OF MAY, 2019.

Daryl R. Furman, Registered Professional Land Surveyor, 5374

DESCRIPTION

A 19.51+-/- acre tract of land situated in Section 65, Block 9, B.S. & F. Survey, Randall County, Texas and being a portion of a 25.84+-/- acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2018012808 of the Official Public Records of Randall County, Texas, said 19.51+-/- acre tract of land having been surveyed on the ground on May 7, 2019 by Furman Land Surveyors, Inc. and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (FURMAN) found at the Northwest corner of Heritage Hills Unit No. 10, an addition to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2018012769 of the Official Public Records of Randall County, Texas, same being the Northeast corner of this tract of land;

THENCE South 00° 16' 05" West, 60.00 feet along the West line of said Heritage Hills Unit No. 10 to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 89° 43' 55" East, 9.32 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 52° 00' 09" East, 7.91 feet to a 1/2 inch iron rod with cap (FURMAN) found at the beginning of a curve to the left whose center point bears North 75° 38' 35" East, 1710.00 feet;

THENCE Southeastly along said curve to the left, an arc distance of 452.18 feet with a long chord of South 21° 55' 57" East, 450.86 feet to a 1/2 inch iron rod with cap (FURMAN) found at the end of said curve; THENCE South 29° 30' 29" East, 136.65 feet to a 1/2 inch iron rod with cap (FURMAN) found at the beginning of a curve to the right whose center point bears South 60° 29' 31" West, 1790.00 feet;

THENCE Southeastly along said curve to the right, an arc distance of 41.12 feet pass a 1/2 inch iron rod with cap (FURMAN) found for the Southwest corner of said Heritage Hills Unit No. 10, same being the Northwest corner of Heritage Hills Unit No. 7, an addition to the City of Amarillo, Randall County, according to the map or plat thereof recorded under Clerk's File No. 2016021060 of the Official Public Records of Randall County, Texas, continuing for a total arc distance of 915.40 feet with a long chord of South 14° 51' 27" East, 905.46 feet to a 1/2 inch iron rod with cap (FURMAN) found at the end of said curve;

THENCE South 00° 12' 25" East, 149.03 feet to a 1/2 inch iron rod with cap (FURMAN) found at the Southwest corner of said Heritage Hills Unit No. 7, same being the Southeast corner of this tract of land;

THENCE North 89° 43' 55" West 226.17 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 45° 16' 05" West, 35.36 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 00° 16' 05" West, 15.50 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 89° 43' 55" West, 94.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 00° 16' 05" East, 15.50 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 44° 43' 55" West, 35.36 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 89° 43' 55" West, 220.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 45° 16' 05" West, 7.07 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 89° 43' 55" West, 55.00 feet to a 1/2 inch iron rod with cap (FURMAN) found at the most South Southwest corner of said 25.84+-/- acre tract of land, same being the most South Southwest corner of this tract of land;

THENCE North 44° 43' 55" West, 7.07 feet to a 1/2 inch iron rod with cap (FURMAN) found at the most West Southwest corner of said 25.84+-/- acre tract of land, same being the most West Southwest corner of this tract of land;

THENCE North 00° 16' 05" East, 94.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 45° 16' 05" East, 7.07 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 89° 43' 55" East, 55.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 44° 43' 55" East, 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 89° 43' 55" East, 110.40 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 00° 16' 05" East, 204.56 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 17° 01' 32" West, 421.37 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 29° 29' 57" West, 444.33 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 18° 21' 16" West, 433.90 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 06° 24' 30" West, 66.69 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 89° 43' 55" West, 11.48 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 00° 16' 05" East, 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in a North line of said 25.84+-/- acre tract of land, same being the Northwest corner of this tract of land;

THENCE South 89° 43' 55" East, 136.33 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 40° 09' 28" East, 6.41 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 89° 43' 55" East, 95.57 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 50° 03' 08" East, 7.71 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 89° 43' 55" East, 250.18 feet to the PLACE OF BEGINNING and containing a computed area of 19.51 acres of land, more or less.



HERITAGE HILLS UNIT NO. 11

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND SITUATED IN SECTION 65, BLOCK 9 B.S. & F. SURVEY RANDALL COUNTY, TEXAS 19.51+/- ACRES

FURMAN LAND SURVEYORS, INC. SURVEYING - MAPPING - CONSULTING TEXAS - OKLAHOMA - NEW MEXICO - KANSAS - COLORADO DARYL R. FURMAN, RPLS - DANIEL R. FURMAN, RPLS - DONALD R. FURMAN, RPLS CASEY A. MANN, RPLS - LANDON AL STOKES, RPLS HEATHER LYNN LEMONS, RPLS - KYLE L. BRADY, RPLS TEXAS FIRM # 10092400 & 10092401 P.O. BOX 964 - AMARILLO, TEXAS 79109 - (806) 471-1346 - FAX (806) 471-4348 P.O. BOX 964 - THURMAN, TEXAS 76780 - (806) 934-1483 - FAX (806) 934-1482 PROJECT NO. 1822303P FILE NO. H-17 DRAWING NO. P-18\SUB 18\RANDALL\H-17\1822303P\

FILED OF RECORD 5/13/19 (DATE) RANDALL COUNTY 2019007958 (CLERK'S FILE NO.)

**Christina McMurray**

Tax Assessor/Collector  
PO Box 997  
Canyon, TX 79015-0997



**Tax Certificate**

Property Account Number:  
**R370065000350**

Statement Date: 04/15/2019  
Owner: P DUB LAND HOLDINGS LTD  
Mailing PO BOX 30206  
Address: AMARILLO, TX 791200206

Property Location: 0000000 HELIUM RD  
Legal: SECT 65 B S & F|LOT BLOCK 0009|156.21AC  
TR LYING IN CITY LIMITS|BEING A PTN OF 579.75  
AC TR|BEG 58.08FT E OF NW COR OF|SECT LESS  
PLATTED AREA

TAX CERTIFICATE FOR ACCOUNT : R370065000350  
AD NUMBER: R370065000350  
GF NUMBER:  
CERTIFICATE NO : 1998545

DATE : 4/15/2019 PAGE 1 OF 1  
FEE : \$10.00

**COLLECTING AGENCY**

Randall County  
PO Box 9514  
Amarillo TX 79105-9514

**PROPERTY DESCRIPTION**

SECT 65 B S & F|LOT BLOCK 0009|156.21AC  
TR LYING IN CITY LIMITS|BEING A PTN OF 579.75  
AC TR|BEG 58.08FT E OF NW COR OF|SECT LESS  
PLATTED AREA  
0000000 HELIUM RD  
156.21 ACRES

**REQUESTED BY**

ANNEX TAX OFFICE - AMARILLO  
4111 S GEORGIA STE 300  
AMARILLO TX 79110

**PROPERTY OWNER**

P DUB LAND HOLDINGS LTD  
PO BOX 30206  
AMARILLO TX 791200206

UDI: 0%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2019 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2018 ARE \$192.22**

CURRENT VALUES			
LAND MKT VALUE:	\$8,435	IMPROVEMENT :	\$0
AG LAND VALUE:	\$1,241,245	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$1,249,680	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 4/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R370065000350

CERTIFIED BY :

*Paula Madrid*  
Authorized agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Susan B. Allen*

2019007958

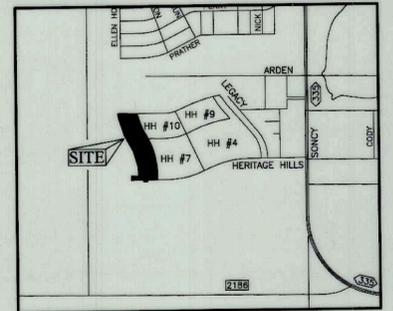
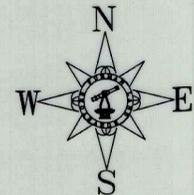
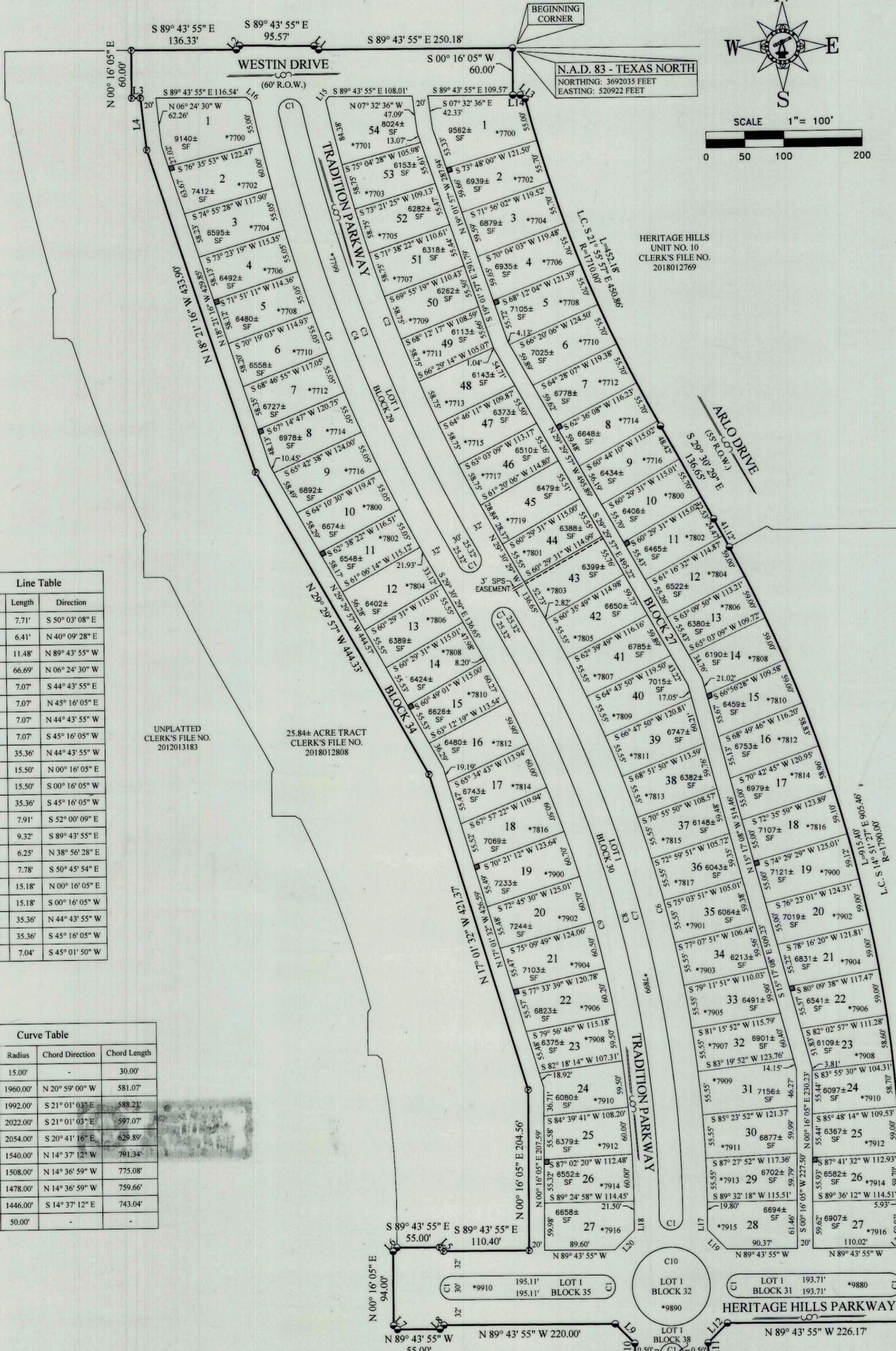
05/13/2019 04:46 PM

Fee: 83.00

Susan B. Allen, County Clerk  
Randall County, Texas

PLAT

UNPLATTED  
CLERK'S FILE NO.  
2012013183



VICINITY MAP  
NOT TO SCALE

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP END
- \*XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)
- 6x6' XCEL, SUDDENLINK, AND AT&T EASEMENT

**Line Table**

Line #	Length	Direction
L1	7.71'	S 50° 03' 08" E
L2	6.41'	N 40° 09' 28" E
L3	11.48'	N 89° 43' 55" W
L4	66.69'	N 06° 24' 30" W
L5	7.07'	S 44° 43' 55" E
L6	7.07'	N 45° 16' 05" E
L7	7.07'	N 44° 43' 55" W
L8	7.07'	S 45° 16' 05" W
L9	35.36'	N 44° 43' 55" W
L10	15.50'	N 00° 16' 05" E
L11	15.50'	S 00° 16' 05" W
L12	35.36'	S 45° 16' 05" W
L13	7.91'	S 52° 00' 09" E
L14	9.32'	S 89° 43' 55" E
L15	6.25'	N 38° 56' 28" E
L16	7.78'	S 50° 45' 54" E
L17	15.18'	N 00° 16' 05" E
L18	15.18'	S 00° 16' 05" W
L19	35.36'	N 44° 43' 55" W
L20	35.36'	S 45° 16' 05" W
L21	7.04'	S 45° 01' 50" W

**Curve Table**

Curve #	Length	Radius	Chord Direction	Chord Length
C1	47.12'	15.00'	-	30.00'
C2	583.22'	1960.00'	N 20° 59' 00" W	581.07'
C3	590.37'	1992.00'	S 21° 01' 03" E	588.21'
C4	599.26'	2022.00'	S 21° 01' 03" E	597.07'
C5	632.38'	2054.00'	S 20° 41' 16" E	629.89'
C6	800.32'	1540.00'	N 14° 37' 12" W	791.34'
C7	783.87'	1508.00'	N 14° 36' 59" W	775.08'
C8	768.28'	1478.00'	N 14° 36' 59" W	759.66'
C9	751.47'	1446.00'	S 14° 37' 12" E	743.04'
C10	-	50.00'	-	-

UNPLATTED  
CLERK'S FILE NO.  
2012013183

25.84± ACRE TRACT  
CLERK'S FILE NO.  
2018012808

HERITAGE HILLS  
UNIT NO. 7  
CLERK'S FILE NO.  
2016021060

N.A.D. 83 - TEXAS NORTH  
NORTHING: 3690412 FEET  
EASTING: 521394 FEET

UNPLATTED  
CLERK'S FILE NO.  
2012013183

**HERITAGE HILLS  
UNIT NO. 11**  
AN ADDITION TO  
THE CITY OF AMARILLO, BEING  
AN UNPLATTED TRACT OF LAND  
SITUATED IN SECTION 65, BLOCK 9  
B.S. & F. SURVEY  
RANDALL COUNTY, TEXAS  
19.51± ACRES

SHEET 1 OF 2

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 7TH DAY OF MAY, 2019.

*Daryl R. Furman*  
DARYL R. FURMAN RPLS 5374  
REGISTERED PROFESSIONAL LAND SURVEYOR



**FURMAN LAND SURVEYORS, INC.**  
SURVEYING · MAPPING · CONSULTING  
TEXAS · OKLAHOMA · NEW MEXICO  
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS  
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS  
HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS

TEXAS FIRM #10092400 & 10092401  
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-4246 - FAX (806) 374-4248  
P.O. BOX 464 - DUMAS, TEXAS 79029 - (806) 934-1405 - FAX (806) 934-1482

PROJECT NO. 1822303P FILE NO. H-17  
DRAWING NO. P:\SUB 18\RANDALL\H-17\1822303\

DESCRIPTION

A 19.51+/- acre tract of land situated in Section 65, Block 9, B.S. & F. Survey, Randall County, Texas and being a portion of a 25.84+/- acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2018012808 of the Official Public Records of Randall County, Texas, said 19.51+/- acre tract of land having been surveyed on the ground on May 7, 2019 by Furman Land Surveyors, Inc. and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (FURMAN) found at the Northwest corner of Heritage Hills Unit No. 10, an addition to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2018012769 of the Official Public Records of Randall County, Texas, same being the Northeast corner of this tract of land;

THENCE South 00° 16' 05" West, 60.00 feet along the West line of said Heritage Hills Unit No. 10 to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 89° 43' 55" East, 9.32 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 52° 00' 09" East, 7.91 feet to a 1/2 inch iron rod with cap (FURMAN) found at the beginning of a curve to the left whose center point bears North 75° 38' 35" East, 1710.00 feet;

THENCE Southeasterly along said curve to the left, an arc distance of 452.18 feet with a long chord of South 21° 55' 57" East, 450.86 feet to a 1/2 inch iron rod with cap (FURMAN) found at the end of said curve; THENCE South 29° 30' 29" East, 136.65 feet to a 1/2 inch iron rod with cap (FURMAN) found at the beginning of a curve to the right whose center point bears South 60° 29' 31" West, 1790.00 feet;

THENCE Southeasterly along said curve to the right, at an arc distance of 41.12 feet pass a 1/2 inch iron rod with cap (FURMAN) found for the Southwest corner of said Heritage Hills Unit No. 10, same being the Northwest corner of Heritage Hills Unit No. 7, an addition to the City of Amarillo, Randall County, according to the map or plat thereof recorded under Clerk's File No. 2016021060 of the Official Public Records of Randall County, Texas, continuing for a total arc distance of 915.40 feet with a long chord of South 14° 51' 27" East, 905.46 feet to a 1/2 inch iron rod with cap (FURMAN) found at the end of said curve;

THENCE South 00° 12' 25" East, 149.03 feet to a 1/2 inch iron rod with cap (FURMAN) found at the Southwest corner of said Heritage Hills Unit No. 7, same being the Southeast corner of this tract of land;

THENCE North 89° 43' 55" West 226.17 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 45° 16' 05" West, 35.36 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 00° 16' 05" West, 15.50 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 89° 43' 55" West, 94.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 00° 16' 05" East, 15.50 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 44° 43' 55" West, 35.36 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 89° 43' 55" West, 220.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 45° 16' 05" West, 7.07 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 89° 43' 55" West, 55.00 feet to a 1/2 inch iron rod with cap (FURMAN) found at the most South Southwest corner of said 25.84+/- acre tract of land, same being the most South Southwest corner of this tract of land;

THENCE North 44° 43' 55" West, 7.07 feet to a 1/2 inch iron rod with cap (FURMAN) found at the most West Southwest corner of said 25.84+/- acre tract of land, same being the most West Southwest corner of this tract of land;

THENCE North 00° 16' 05" East, 94.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 45° 16' 05" East, 7.07 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 89° 43' 55" East, 55.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 44° 43' 55" East, 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 89° 43' 55" East, 110.40 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 00° 16' 05" East, 204.56 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 17° 01' 32" West, 421.37 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 29° 29' 57" West, 444.33 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 18° 21' 16" West, 433.90 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 06° 24' 30" West, 66.69 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 89° 43' 55" West, 11.48 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 00° 16' 05" East, 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in a North line of said 25.84+/- acre tract of land, same being the Northwest corner of this tract of land;

THENCE South 89° 43' 55" East, 136.33 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE North 40° 09' 28" East, 6.41 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 89° 43' 55" East, 95.57 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 50° 03' 08" East, 7.71 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE South 89° 43' 55" East, 250.18 feet to the PLACE OF BEGINNING and containing a computed area of 19.51 acres of land, more or less.

NOTES

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NOS. 48381C0065E & 48381C0205E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 241.895+ SQ. FT. IN THE STREETS AND ALLEYS.
4) SIDE LOT LINES ARE PERPENDICULAR OR RADIAL TO FRONT OF LOT.
5) THE LOTS LISTED BELOW ARE HEREBY DESIGNATED AS COMMON AREAS, AND THE OPERATION AND/OR MAINTENANCE THEREOF, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, A PROPERTY OWNER'S ASSOCIATION, OR PUBLIC IMPROVEMENT DISTRICT. COMMON AREAS SHALL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR DRAINAGE AND PERFORMANCE OF PUBLIC DUTY:

- LOT 1, BLOCK 29 (19,311+ SQ. FT.)
LOT 1, BLOCK 30 (24,749+ SQ. FT.)
LOT 1, BLOCK 31 (6,518+ SQ. FT.)
LOT 1, BLOCK 32 (7,854+ SQ. FT.)
LOT 1, BLOCK 35 (6,560+ SQ. FT.)
LOT 1, BLOCK 38 (368+ SQ. FT.)

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, PERRY WILLIAMS FOR PEGA DEVELOPMENT, LLC, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HERITAGE HILLS UNIT NO. 11, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 8 DAY OF May, 2019.

[Signature]
PERRY WILLIAMS, MANAGER
PEGA DEVELOPMENT, LLC
P.O. BOX 30206
AMARILLO, TEXAS 79120

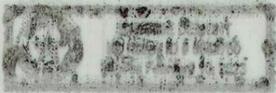
ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PERRY WILLIAMS.

THIS 13 DAY OF May, 2019.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS.

ON THIS 13 DAY OF May, 2019.

[Signature]
CHAIRMAN

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 7TH DAY OF MAY, 2019.

[Signature]
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR



HERITAGE HILLS UNIT NO. 11

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND SITUATED IN SECTION 65, BLOCK 9 B.S. & F. SURVEY RANDALL COUNTY, TEXAS 19.51+ ACRES

SHEET 2 OF 2

FURMAN LAND SURVEYORS, INC. SURVEYING · MAPPING · CONSULTING TEXAS · OKLAHOMA · NEW MEXICO KANSAS · COLORADO
DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS
TEXAS FIRM #10092400 & 10092401 P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248 P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482
PROJECT NO. 1822303P FILE NO. H-17 DRAWING NO. P:\SUB 18\RANDALL\H-17\1822303\

FILED OF RECORD

5/13/2019

(DATE)

RANDALL (COUNTY)

2019007958

CLERK'S FILE NO.

GRANTEE'S ADDRESS: CITY OF AMARILLO 601 S. BUCHANAN ST. AMARILLO, TEXAS 79101